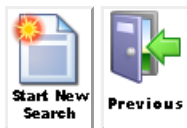


EXHIBIT F



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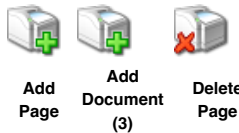
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Doc date:9/30/2019



Grantors:

POWELL FRANK T
POWELL JANITA V

Grantees:

TODISCO PASQUALE III
TODISCO MELISSA A

Grantors/Grantees

Abstract

References

Property Address: 11 Meadowlark Farm Lane, Middleton, MA 01949

Quitclaim Deed

We, Frank T Powell and Janita V Powell, Husband and Wife, of 11 Meadowlark Farm Lane, Middleton, MA, in consideration paid of ONE MILLION FOUR HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$1,487,500.00)

GRANT TO

Pasquale Todisco III and Melissa A. Todisco, Husband and Wife, Tenants by the Entirety, now of 11 Meadowlark Farm Lane, Middleton, MA

With QUITCLAIM COVENANTS

The land with the improvements thereon being shown as Lot 6 on a plan entitled "Definitive Plan Meadowlark Farm Lane, Middleton, Mass." prepared by Hayes Engineering, Inc., dated September 20, 2000 revised 12/29/00 and 1/23/01 and recorded with the Essex South District Registry of Deeds in Plan Book 350, Plan Number 48 (the "Plan") and to which reference may be had for a more particular description thereof.

Said Lot 6 contains 57,942 square feet of land according to the Plan.

Said Lot 6 is conveyed subject to and where applicable together with the benefit of the following matters:

- a) A 10' wide utility easement along the northerly boundary with Lot 7 as shown on a Sketch Plan attached to the deed recorded with said Registry in Book 17960, Page 352 (the "Sketch Plan");
- b) Three 15' x 15' electrical utility easements as shown on the Sketch Plan;
- c) Restrictive Covenants recorded with said Registry in Book 17174, Page 150;
- d) Orders of Conditions covering construction of the infrastructure of Meadowlark Farms but only insofar as it may affect Lot 6;
- e) Planning Board Covenant recorded with said Registry in Book 17067, Page 247 as affected by a Release recorded in Book 175, Page 311; and
- f) All matters shown on said Plan.

Said Lot 6 is conveyed together with the right to use Meadowlark Farm Lane as shown on the Plan together with others entitled thereto for all purposes for which similar residential streets and ways are used in the Town of Middleton.

